



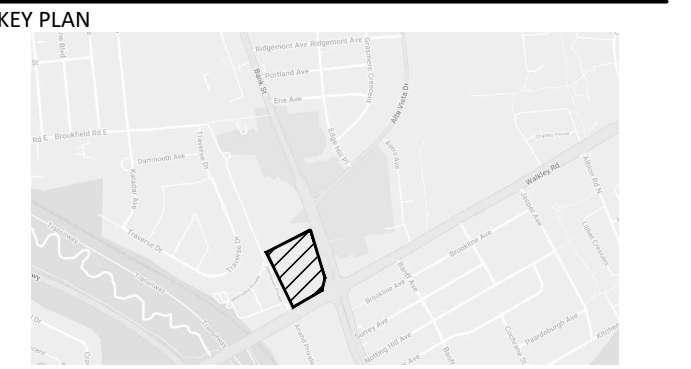
1 EXISTING CONDITIONS Scale: 1:500

Tree #	Botanical Name	Common Name	DBH (cm)	Ownership	Condition	NOTES	To Be Preserved	Reason for Removal
1	Acer platanoides	Norway Maple	50	Private	Moderate	Asymmetrical canopy, Dieback ~15% @ canopy, Broken limbs, Single stem, Bark rot @ limbs, Girdled roots	NO	Tree location in conflict with proposed site construction
2					Missing	Tree Removed	N/A	
3					Missing	Tree Removed	N/A	
4	Ulmus spp.	Elm	50	Private	Moderate	Asymmetrical canopy, Dieback ~10% @ limbs, Pruned @ O.H., Poor branch union, Multi-stem w/ 3	NO	Heavily pruned tree and conflict with site construction activities
5	Acer platanoides	Norway Maple	20	Private	Moderate	Asymmetrical canopy, Dieback ~30% @ Canopy, Pruned limbs, Single stem, Bark rot @ cavities	YES	
6	Acer platanoides	Norway Maple	20	Private	Moderate	Asymmetrical canopy, Broken limbs, Single stem, Pruned branches, Heart rot @ limbs, Girdled trunk from staking	YES	
7	Acer platanoides	Norway Maple	20	Private	Moderate	Asymmetrical canopy, Dieback ~10% @ canopy, Single stem, Included bark, Girdled roots	YES	
8	Acer platanoides	Norway Maple	20	Private	Good	Asymmetrical canopy, Pruned branches @ O.H., Single stem	YES	
9	Acer platanoides	Norway Maple	20	Private	Good	Asymmetrical canopy, Dieback ~10% @ canopy, Single stem, Girdled roots	YES	
10	Acer platanoides	Norway Maple	30	City	Moderate	Symmetrical canopy, Dieback ~15% @ canopy, Single stem, Girdled roots	NO	Tree location in conflict with proposed ROW construction
11	Acer platanoides	Norway Maple	20	City	Good	Symmetrical canopy, Single stem	NO	Tree location in conflict with proposed ROW construction
12	Ulmus spp.	Elm	12	Boundary	Moderate	Asymmetrical canopy, Broken limbs, Single stem, (2) Leaders @ 2m above grade, Included bark, Grown into C.L. fence	NO	Tree location in conflict with proposed site construction
13	Celtis occidentalis	Hackberry	15	Private	Moderate	Symmetrical canopy, Single stem, Grown btwn 2 privacy fences	NO	Tree location in conflict with proposed site construction
14	Acer platanoides 'Crimson King'	Norway Maple	20	Private	Moderate	Symmetrical canopy, Single stem, (3) Leaders @ 2m above grade, Large crack on trunk	NO	Tree location in conflict with proposed site construction
15	Picea pungens var. 'Glauca'	Colorado Blue Spruce	10	Private	Poor	Asymmetrical canopy, Dieback ~80% @ canopy, Single stem	NO	Tree location in conflict with proposed site construction

NOTES:

- THE EXISTING SITE CONSISTS OF SINGLE STOREY BRICK COMMERCIAL BUILDING WITH AN ASPHALT PARKING LOT.
- THERE ARE A TOTAL OF FIFTEEN TREES INCLUDED IN THE TREE CONSERVATION REPORT, IN VARYING CONDITIONS.
- THE DEVELOPMENT SITE IS NOT CONSIDERED AS PRIMARY, SUPPORTING OR CONTRIBUTING SIGNIFICANCE AS NATURAL LANDS IN THE GREENSPACE MASTER PLAN
- THERE ARE NO OTHER APPLICATIONS AFFECTING THE LAND UPON WHICH TREES ARE TO BE PROTECTED, INJURED OR DESTROYED.

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



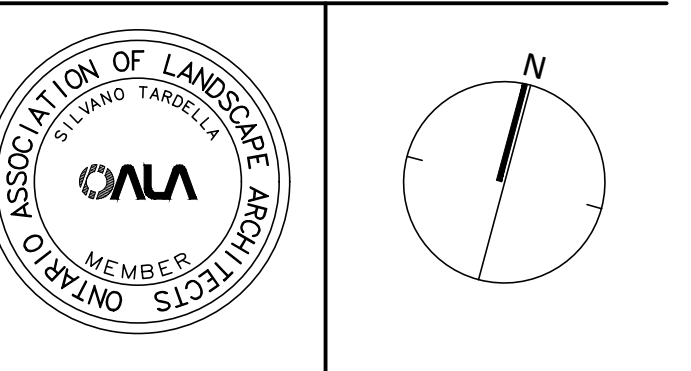
APPLICANT:

 OWNER:
 SUN LIFE ASSURANCE COMPANY OF CANADA c/o BGO

- LEGEND
- PROPERTY LINE
 - CRITICAL ROOT ZONE
 - TREE IDENTIFICATION NUMBER

No.	Description	Date
6	Re-issued for ZBA/OPA/DPS	Aug.15/25
5	Re-issued for ZBA/OPA/DPS	Jan.31/25
4	Issued for ZBA/OPA/DPS	Oct.10/24
3	Re-issued for ZBA/OPA/DPS	Oct.7/24
2	Issued for Municipal Submission	Sept.10/24
1	Issued for Draft TCR	Aug. 27/24

Revision
 City Approval Stamp



ISA CERTIFICATION NUMBER:
 ON-3138A

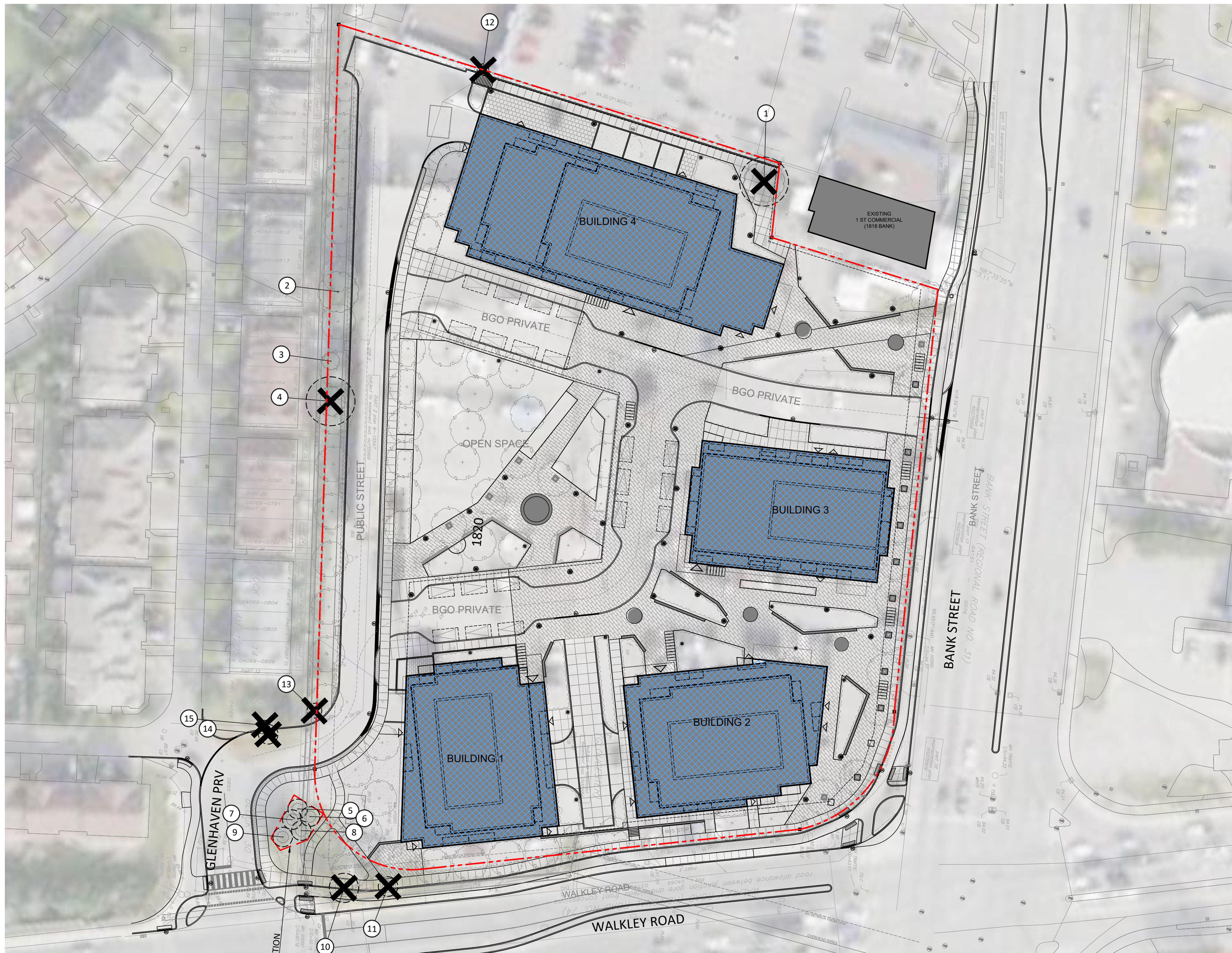


BGO Bank & Walkley
 Ottawa, ON

Title
 TREE CONSERVATION REPORT

Date	January, 2025	Sheet	TCR 01
Scale	1:500		
Drawn	JE		
Checked	PG		
Job No.	24-190		





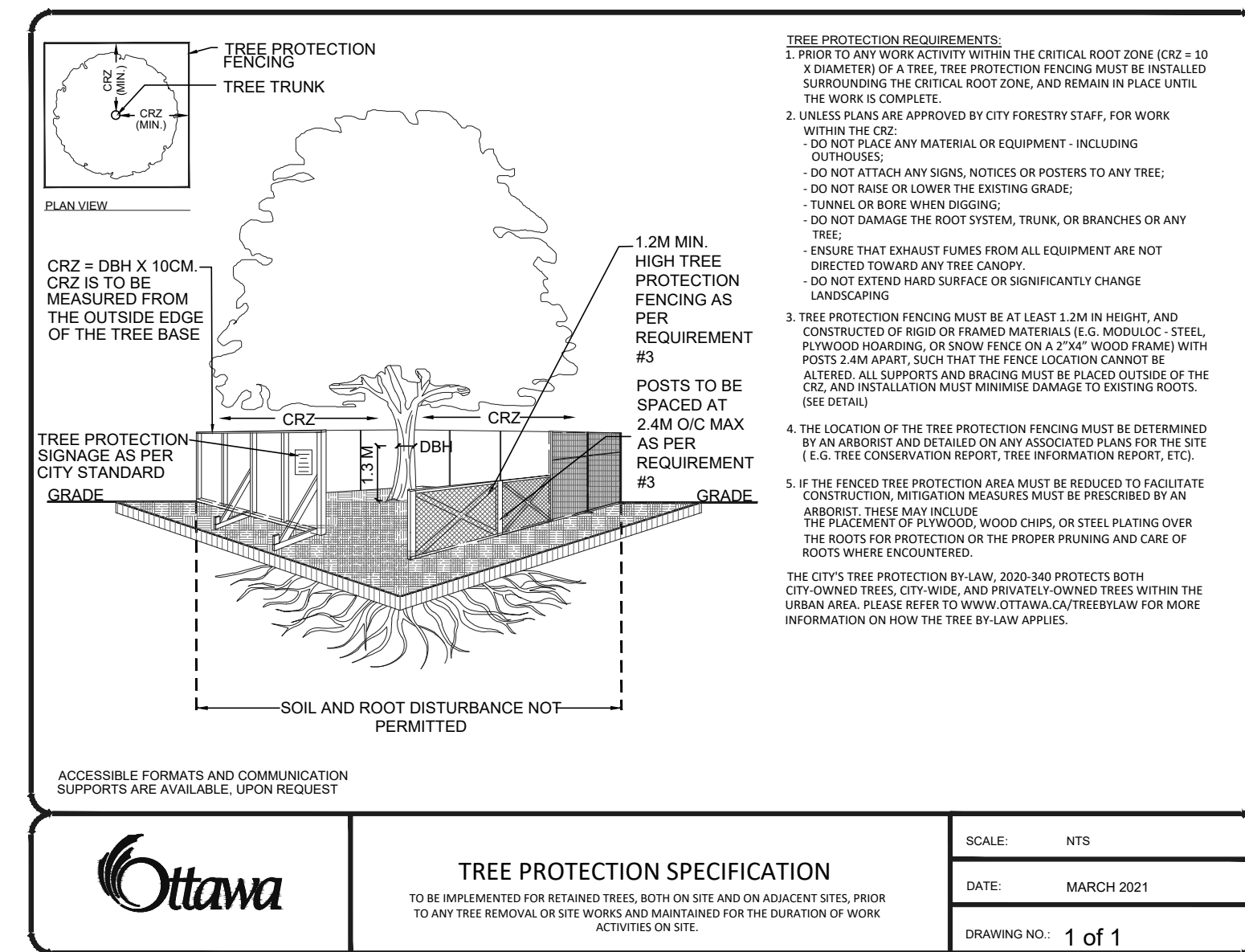
2 PROPOSED DEVELOPMENT

Scale: 1:500

Tree #	Botanical Name	Common Name	DBH (cm)	Ownership	Condition	NOTES	To Be Preserved	Reason for Removal
1	Acer platanoides	Norway Maple	50	Private	Moderate	Asymmetrical canopy, Dieback ~15% @ canopy, Broken limbs, Single stem, Bark rot @ limbs, Girdled roots	NO	Tree location in conflict with proposed site construction
2					Missing	Tree Removed	N/A	
3					Missing	Tree Removed	N/A	
4	Ulmus spp.	Elm	50	Private	Moderate	Asymmetrical canopy, Dieback ~10% @ limbs, Pruned @ O.H., Poor branch union, Multi-stem w/ 3	NO	Heavily pruned tree and conflict with site construction activities
5	Acer platanoides	Norway Maple	20	Private	Moderate	Asymmetrical canopy, Dieback ~30% @ Canopy, Pruned limbs, Single stem, Bark rot @ cavities	YES	
6	Acer platanoides	Norway Maple	20	Private	Moderate	Asymmetrical canopy, Broken limbs, Single stem, Pruned branches, Heart rot @ limbs, Girdled trunk from staking	YES	
7	Acer platanoides	Norway Maple	20	Private	Moderate	Asymmetrical canopy, Dieback ~10% @ canopy, Single stem, Included bark, Girdled roots	YES	
8	Acer platanoides	Norway Maple	20	Private	Good	Asymmetrical canopy, Pruned branches @ O.H., Single stem	YES	
9	Acer platanoides	Norway Maple	20	Private	Good	Asymmetrical canopy, Dieback ~10% @ canopy, Single stem, Girdled roots	YES	
10	Acer platanoides	Norway Maple	30	City	Moderate	Symmetrical canopy, Dieback ~15% @ canopy, Single stem, Girdled roots	NO	Tree location in conflict with proposed ROW construction
11	Acer platanoides	Norway Maple	20	City	Good	Symmetrical canopy, Single stem	NO	Tree location in conflict with proposed ROW construction
12	Ulmus spp.	Elm	12	Boundary	Moderate	Asymmetrical canopy, Broken limbs, Single stem, (2) Leaders @ 2m above grade, Included bark, Grown into C.L. fence	NO	Tree location in conflict with proposed site construction
13	Celtis occidentalis	Hackberry	15	Private	Moderate	Symmetrical canopy, Single stem, Grown btwn 2 privacy fences	NO	Tree location in conflict with proposed site construction
14	Acer platanoides 'Crimson King'	Norway Maple	20	Private	Moderate	Symmetrical canopy, Single stem, (3) Leaders @ 2m above grade, Large crack on trunk	NO	Tree location in conflict with proposed site construction
15	Picea pungens var. 'Glauca'	Colorado Blue Spruce	10	Private	Poor	Asymmetrical canopy, Dieback ~80% @ canopy, Single stem	NO	Tree location in conflict with proposed site construction

TREE PRESERVATION / REMOVAL NOTES:

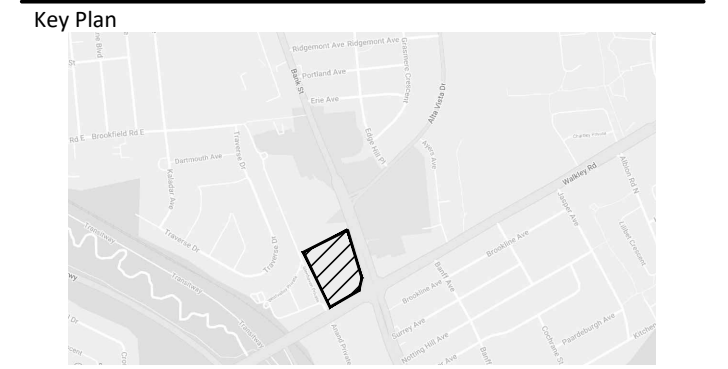
- TREES IDENTIFIED FOR RETENTION ARE IN MODERATE TO GOOD CONDITION AND CAN BE REASONABLY PROTECTED FROM CONSTRUCTION ACTIVITIES, GIVEN ADEQUATE TREE PROTECTION MEASURES AS DESCRIBED ARE TAKEN.
- USE OF HYDRO VAC TECHNOLOGIES AND HAND PRUNING SHALL BE USED TO ENSURE A CLEAN INTERFACE FOR PROPER ROOT PRUNING BY A QUALIFIED ARBORIST (ISA CERTIFIED)
- A QUALIFIED ARBORIST (ISA CERTIFIED) OR OTHER TREE PROFESSIONAL AS APPROVED BY THE CITY OF OTTAWA MUST PRUNE ROOTS OR BRANCHES THAT EXTEND BEYOND PRESCRIBED TREE PROTECTION ZONE AS REQUIRED. ALL PRUNING OF TREE ROOTS AND BRANCHES MUST BE IN ACCORDANCE WITH GOOD ARBORICULTURAL STANDARDS.
- TREES SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT OR CITY FORESTER REGULARLY FOR DAMAGE INCURRED DURING CONSTRUCTION TO ENSURE APPROPRIATE PRUNING OR OTHER MEASURES ARE IMPLEMENTED.
- THE AREAS WITHIN THE TREE PROTECTION ZONE MUST REMAIN UNDISTURBED AT ALL TIMES. NO WORK OR MATERIAL STORAGE IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- TREES THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR WILL BE REMOVED AND REPLACED WITH TREES OF AN EQUIVALENT SIZE AND SPECIES AS APPROVED BY THE LANDSCAPE ARCHITECT OR CITY OF OTTAWA.
- TREE PROTECTION FENCE MUST NOT BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- ALL DISTURBED AREAS TO BE RESTORED TO FINISHED CONDITION WITH 150mm TOPSOIL AND SOD OR SEED AS INDICATED.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW REMOVAL WITH LANDSCAPE ARCHITECT AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.
- IF CUTTING OF ROOTS OR CHANGING OF GRADES AROUND EXISTING TREES IS SPECIFIED, FOLLOW APPROPRIATE DETAILS AS DIRECTED BY LANDSCAPE ARCHITECT.
- INSTALL TREE PROTECTION FENCE TO SATISFACTION OF THE LANDSCAPE ARCHITECT. TREE PROTECTION SHALL REMAIN UNTIL SUBSTANTIAL PERFORMANCE OF THE PROJECT OR UPON WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.
- INSTALLATION OF TREE PROTECTION FENCE SHALL BE LOCATED AT THE CRITICAL ROOT ZONE.
CRITICAL ROOT ZONE : 10cm x DIAMETER AT BREAST HEIGHT (DBH)
EXAMPLE: DBH = 30cm; CRZ = 300cm / 3.0m
- THE FOLLOWING TREE PROTECTION MEASURES WILL BE PROVIDED TO ENSURE THE PRESERVATION OF THE TREES IDENTIFIED IN THE DETAILED TREE PLANTING AND CONSERVATION PLAN TO THE SATISFACTION OF FORESTRY SERVICES:
 - EQUIPMENT SHALL NOT BE ALLOWED TO OPERATE, PARK, BE REPAIRED OR REFUELLED; NOR SHALL CONSTRUCTION MATERIALS BE STORED OR ANY EARTH MATERIALS BE STOCKPILED; WITHIN THE TREE PROTECTION FENCE OR WITHIN THE CRITICAL ROOT ZONE OF ANY TREE. WASTE OR VOLATILE MATERIALS, SUCH AS MINERAL SPIRITS, OIL OR PAINT THINNER SHALL NOT BE DISPOSED OF ON SITE.
 - WHEN EXCAVATION MUST TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF A TREE, A TRENCH SHALL BE DUG CAREFULLY BY HAND OR WITH A ROOT-CUTTING (STUMP GRINDER) OR STONE CUTTING (CUT-OFF) MACHINE ALONG THE FURTHEST REACH OF THE CUT.



3 TREE PROTECTION FENCING

Scale: N.T.S

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



APPLICANT:
BGO
OWNER:
SUN LIFE ASSURANCE COMPANY OF CANADA c/o BGO

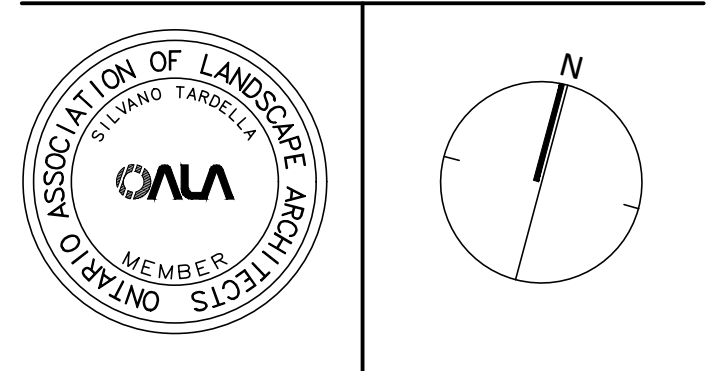
LEGEND

- PROPERTY LINE
- CRITICAL ROOT ZONE
- TREE IDENTIFICATION NUMBER
- TREE PROTECTION FENCING
- PROPOSED BUILDING
- TREE TO BE REMOVED
- PROPOSED TREE REFER TO LANDSCAPE PLAN

No.	Description	Date
6	Re-issued for ZBA/OPA/DPS	Aug.15/25
5	Re-issued for ZBA/OPA/DPS	Jan.31/25
4	Issued for ZBA/OPA/DPS	Oct.10/24
3	Re-issued for ZBA/OPA/DPS	Oct.7/24
2	Issued for Municipal Submission	Sept.10/24
1	Issued for Draft TCR	Aug. 27/24

Revision

City Approval Stamp



ISA CERTIFICATION NUMBER:
ON-3138A



BGO Bank & Walkley
Ottawa, ON

Title
TREE CONSERVATION REPORT

Date	January, 2025	Sheet	
Scale	1:500	Drawn	JE
		Checked	PG
Job No.	24-190		

TCR 02